



Paradise Town Advisory Board

May 29, 2018

MINUTES

Board Members:	Susan Philipp—Chair- PRESENT Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT	Bart Donovan – PRESENT Jon Wardlaw – PRESENT
Secretary:	Stephanie Halasi 702-455-6353 stephanie.halasi@clarkcountynv.gov	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Lorna Phegley; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

Meeting was called to order by Chair Philipp at 7:00 p.m.

II. Public Comment

None

III. Approval of May 8, 2018 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for May 29, 2018

Moved by: Orgill

Action: Approve, with changes

Vote: 5-0 Unanimous

- IV. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. Planning & Zoning

1. **DR-18-0315-DUPIN DAMIR & HEIDI LYNN:**
DESIGN REVIEWS for the following: **1)** building addition; **2)** façade changes; and **3)** allow the design of an office building to not be consistent with the traditional residential character of surrounding existing residences within 200 feet in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the east side of Eastern Avenue, 500 feet north of Russell Road within Paradise. JG/gc/ja (For possible action)

Held per applicant. Return to the June 26, 2018 TAB meeting.

2. **VS-18-0301-MCFARLANE PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being a flood control channel located between Wynn Road (alignment) and Rochelle Avenue within Paradise (description on file). SS/tk/ja (For possible action)

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **WS-18-0198-FORNOF, KAREN W. & JOHN:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the side setback for an existing accessory structure; and **2)** reduce the separation between the existing principal building and an existing accessory structure (shed) in conjunction with a single family residence on 0.15 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Desert Vista Road, 200 feet south of Montara Circle within Paradise. CG/lm/ja (For possible action)

MOVED BY-Orgill

APPROVE-Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

4. **WS-18-0327-JAMES, MARK A.:**
WAIVER OF DEVELOPMENT STANDARDS for alternative design standards.
DESIGN REVIEW for a proposed modular office building in conjunction with an approved marijuana establishment (cultivation and production) on 0.8 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Stevenson Way, 200 feet north of Post Road within Paradise. JG/dg/ja (For possible action)

MOVED BY-Donovan

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

5. **ZC-18-0297-GREATER LAS VEGAS FREE HOLDING:**
ZONE CHANGE to reclassify 1.5 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District for future commercial development. Generally located on the south side of Desert Inn Road and the west side of Backstage Boulevard within Paradise (description on file). CG/pb/ja (For possible action)

MOVED BY-Williams

DENY

VOTE: 4-0 Philipp against

6. **DR-18-0347-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEWS for the following: **1)** a proposed aircraft hangar; and **2)** an aircraft terminal in conjunction with McCarran International Airport on 41.3 acres in a P-F (Public Facility) (AE-70) Zone. Generally located on the southeast corner of Tropicana Avenue and Koval Lane within Paradise. JG/mk/ja (For possible action)

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

7. **DR-18-0355-MASS EQ-SPENCER & SERENE, LLC:**
DESIGN REVIEW for a proposed commercial center consisting of a retail building and restaurant uses on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Serene Avenue and the west side of Spencer Street within Paradise. SS/dg/ja (For possible action)

MOVED BY-Donovan

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

8. **ET-18-400102 (UC-0877-15)-TROPICANA Z HOLDINGS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** allow a tire sales and installation facility; **2)** reduce the setback of a tire sales and installation facility from a residential use; **3)** allow accessory structures (storage containers) not architecturally compatible with the principal building; and **4)** allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use not within an enclosed building; and **2)** trash enclosure requirements.
DESIGN REVIEW for accessory structures (storage containers) in conjunction with a tire sales and installation facility on 2.1 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 200 feet east of Maryland Parkway within Paradise. JG/bk/ja (For possible action)

Held per applicant. Return to the June 26, 2018 TAB meeting

9. **UC-18-0351-NOVAL FAMILY PROPERTIES I, LLC:**
USE PERMIT for a proposed place of worship in conjunction with an existing commercial center on 1.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northwest corner of Pepper Lane and Pecos Road within Paradise. JG/mk/ja (For possible action)

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

10. **WS-18-0274-FREEBIRD 2, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a vehicle maintenance facility to a residential use (multiple family); and **2)** reduce parking.
DESIGN REVIEWS for the following: **1)** proposed addition to an existing vehicle maintenance facility; and **2)** alternative parking lot landscaping on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 245 feet east of Paradise Bay Drive within Paradise. SS/md/ja (For possible action)

MOVED BY-Wardlaw

Added condition-Roll up doors to be created as Dutch Doors to add 4 more parking spots

APPROVE-Subject to all other IF approved staff conditions

VOTE: 5-0 Unanimous

11. **WS-18-0330-SMT INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a proposed loading dock and proposed covered outside storage yards in conjunction with existing warehouse buildings on 1.2 acres in an M-1 (Light Manufacturing)(AE-65) Zone. Generally located on the north side of Ponderosa Way, 650 feet west of Valley View Boulevard within Paradise. SS/md/ja (For possible action)

Held per applicant. Return to the June 12, 2018 TAB meeting

12. **AR-18-400093 (UC-0407-17) - FLAMINGO LAND HOLDING, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary on 0.4 acres within a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 275 feet east of Arville Street within Paradise. SB/bk/ja (For possible action)

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

13. **DR-18-0331-CLAUDINE PROPCO, LLC:**
DESIGN REVIEWS for modifications to an approved comprehensive sign package for the following: **1)** modifications to an existing freestanding sign; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing shopping center (LINQ Promenade) and existing resort hotels (The LINQ and Harrah's) on a portion of 64.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. CG/al/ja (For possible action)

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

14. **ET-18-400092 (UC-0492-15)-ALON LAS VEGAS RESORT, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** a High Impact Project; **2)** a resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced setbacks; and **3)** non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: **1)** a High Impact Project; **2)** a resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. CG/al/ja (For possible action)
- MOVED BY-Philipp**
Change commence date from 3 years to 5 years April 20, 2023
APPROVE-Subject to all other staff conditions
VOTE: 5-0 Unanimous
15. **ET-18-400113 (UC-0045-16)-WESTWYNN, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. CG/al/ja (For possible action)
- MOVED BY-Philipp**
Change commence date from 3 years to 5 years April 20, 2023
APPROVE-Subject to all other staff conditions
VOTE: 5-0 Unanimous
16. **UC-18-0332-TINANA MARLON REVOCABLE TRUST:**
USE PERMIT to allow an outside drinking area in conjunction with an existing on-premises alcohol use (tavern).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an outside drinking area in conjunction with an existing on-premises alcohol use (tavern) on 0.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the west side of Paradise Road and the south side of Naples Drive within Paradise. JG/jvm/ja (For possible action)

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous
1 neighbor spoke against project
1 neighbor spoke in favor of project

17. **WS-18-0346-WANJIN PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvement standards.
DESIGN REVIEWS for the following: **1)** a proposed office/warehouse facility; and **2)** alternative parking lot landscaping on 1.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Annie Oakley Drive, 250 feet north of Post Road within Paradise. JG/mk/ja (For possible action)

MOVED BY-Orgill
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

18. **WS-18-0350-AMMON PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for cross access.
DESIGN REVIEWS for the following: **1)** proposed office/warehouse complex; and **2)** increase finished grade on a 7.8 acre portion of a 10.0 acre site in an M-1 (Light Manufacturing)(AE-65) Zone and an R-E (Rural Estates Residential)(AE-65) Zone. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. SS/md/ja (For possible action)

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

19. **UC-18-0336-HARMON SQUARE SPE, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) within an existing shopping center on 3.3 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the southwest corner of Harmon Avenue and Paradise Road within Paradise. JG/mk/ja (For possible action)

MOVED BY-Wardlaw
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

20. **ZC-18-0335-HARMON SQUARE SPE, LLC:**
ZONE CHANGE to reclassify 3.3 acres from H-1 (Limited Resort and Apartments) (AE-65) Zone to C-2 (Commercial General) (AE-65) Zone for an existing shopping center.
USE PERMIT for a proposed marijuana establishment (dispensary).
DESIGN REVIEW for an existing shopping center on 3.3 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the southwest corner of Harmon Avenue and Paradise Road within Paradise (description on file). JG/mk/ja (For possible action)

MOVED BY-Wardlaw
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

VI. General Business

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be June 12, 2018

IX. Adjournment

The meeting was adjourned at 8:45 pm